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BEFORE THE  
DISTRICT OF COLUMBIA ZONING COMMISSION

APPLICATION OF CESC 1229-1231 TRS INC. AND CESC  
1227 LLC FOR CONSOLIDATED PUD AND RELATED MAP ) Z.C. No. 06-35  
AMENDMENT – 1227-1231 25<sup>th</sup> STREET, N.W. )

**APPLICATION OF WHITMAN PLACE CONDOMINIUM  
RESIDENTIAL OWNERS ASSOCIATION  
FOR PARTY STATUS AS A PARTY IN OPPOSITION**

Pursuant to section 3022.3 of the Zoning Regulations, the Whitman Place Condominium Residential Owners Association (the “Association”) hereby requests that the Zoning Commission grant it party status as a party in opposition. In support thereof, the Association hereby provides the following pertinent information:

Name address and daytime telephone:

Whitman Place Condominium Residential Owners Association  
c/o 1275 25<sup>th</sup> Street, N.W., No. 703  
Washington, D.C. 20037  
(202) 429-0606

Nature of application:

This is a request for party status as a party in opposition.

Legal counsel:

Cornish F. Hitchcock  
5301 Wisconsin Avenue, N.W., Suite 350  
Washington, D.C. 20015  
(202) 364-1050 Fax: 315-3552 E-mail: conh@hitchlaw.com

Witnesses:

The Association expects to offer testimony from members, who are residents of an adjacent building, on all issues pertinent to the application, including but not limited to planning, land use, traffic and parking, and proposed amenities.

Time:

The Association requests 60 minutes.

ZONING COMMISSION  
District of Columbia

CASE NO.

06-35

EXHIBIT NO.

ZONING COMMISSION

District of Columbia

CASE NO. 06-35

EXHIBIT NO. 28

**Reasons for granting party status:**

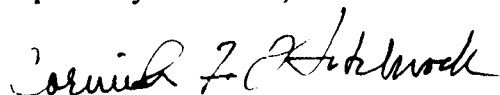
The Association is a condominium association whose members are the owners of the residential units in Whitman Place, a mixed-use building immediately north of the project site. The Association seeks party status on behalf of itself and its members. The proposed PUD will have a negative effect on the Association and its members by transforming what is now a medium-rise development into high-density development that will block light and air of Whitman Place residents whose units are on the south side of that building. In addition, the proposed PUD will affect all Whitman Place residents by adding vehicles to an already congested street grid, thus creating a negative effect in terms of neighborhood stability, noise, congestion and traffic along N and 25<sup>th</sup> Streets.

The negative effects of the proposed PUD will have a more pronounced effect on Association members than other individuals because Whitman Place is the residential building closest to the project site, separated only by an alley. Association members are thus more affected by this development than any other potential applicant for party status.

**Conclusion:**

For the foregoing reasons, the Whitman Place Resident Owners Association respectfully requests that this application for party status as a party in opposition be granted.

Respectfully submitted,

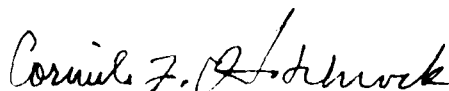


Cornish F. Hitchcock  
5301 Wisconsin Avenue, N.W., Suite 350  
Washington, D.C. 20015  
(202) 364-1050  
Attorney for Whitman Place  
Condominium Resident  
Owners Association

12 March 2007

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of this Application was served electronically this 12<sup>th</sup> day of March, 2007, upon Allison C. Prince, Pillsbury Winthrop Shaw Pittman, 2300 N Street, NW, Washington, D.C. 20037, and upon Michael Thomas, Chair, Advisory Neighborhood Commission 2A.



Cornish F. Hitchcock